

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER**

August 2, 2018

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Devon Kurtz
Robyn Conroy
Diane Long
Janet Theerman

Commission Members Absent: Andrew Shveda
Randolph Bloom
Mark Wamback
Courtney Ross Escobar, Alternate
Tomi Stefani, Alternate

Staff Members Present: Susan Arena, Division of Planning & Regulatory Services

Call Commission to Order

The meeting was called to order by Acting Chair Kurtz at 5:30 pm.

Approval of Minutes

The June 7, 2018 and July 12, 2018 minutes were held due to lack of quorum.

Old Business

None

New Business

1. 14 Oxford Street – HC-2018-028 (MBL 03-022-00014)

Petition: Certificate of Appropriateness
Petitioner: Marc Moran
Present Use: Single-family residential
Year Built: c1846
Historic Status: MACRIS Listed, National Register listed, and located within the Crown Hill
Local Historic District, fka the Dr. Lester C Miller–Dr. James A Given House
Petition Purpose:
• Paint house and iron fence

Marc Moran and Liz Barnes, owners, appeared on behalf of the application.

Mr. Moran stated that they had decided not to repaint the fence at this time so it will remain black. For the house they selected Hawthorne Yellow (HC-4) for the body, white for the trim, and Central Park (BM 431) for the doors. All will be Benjamin Moore brand paint. The applicants stated that they selected the colors both to complement the house and the neighborhood.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed paint colors of Hawthorne Yellow (HC-4), white, and Central Park (BM 431), are appropriate to the Crown Hill Local Historic District, and approved the Certificate of Appropriateness.

Exhibit A: Building Demolition Delay Waiver Application dated April 6, 2018 and received April 17, 2018.

Exhibit B: Request to Continue form, dated May 10, 2018.

Exhibit C: Paint color chips

2. 144 Pleasant Street – HC-2018-042 (MBL 03-022-00001)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Justin Duffy and Patricia Kirkpatrick
Present Use: Single-family residence with attached garage
Year Built: c1844 & c1870
Historic Status: MACRIS listed, National Register listed, and located within the Crown Hill Local Historic District, fka the Asa Walker House

Petition Purpose:

- Replace/repair garage door
- Replace fence

Patricia Kirkpatrick, owner, appeared on behalf of the application.

Ms. Kirkpatrick stated that she reversed her car into the garage door so it is no longer operable. They explored the option of replacing the lower panel, but decided that the overall condition of the door wasn't worth it and preferred instead to replace the whole door and equipment. She provided door samples from Independent Garage and stated that it will be aluminum painted white. Mr. Kirkpatrick expressed preference for the option with rectangular windows versus curved ones, which Commissioner Conroy agreed was a more appropriate choice.

In addition they would like to replace the fence in-kind, left natural color. The existing fence is rotted and missing in areas.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed demolition of the historic building located at 144 Pleasant Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed changes, consisting of the replacement of the wood fence in-kind and the replacement of the garage door with Option 1 (raised panel door with rectangular windows across the top row), are appropriate to the Crown Hill Local Historic District, and approved the Certificate of Appropriateness.

Exhibit A: Building Demolition Delay Waiver Application dated May 9, 2018 and received June 29, 2018.

3. 401 & 403 Main Street – HC-2018-043 (MBL 02-025-004-04 & -01)

Petition: Building Demolition Delay Waiver
Petitioner: Ifeanyi Menkiti
Present Use: Commercial building
Year Built: c1854
Historic Status: MACRIS listed, fka the Clark Block
Petition Purpose:

- Remove metal and composite panels and supports
- Remove storefront façade and security grates, rebuild fascia/panel
- Remove paint from masonry and cast iron façade
- Replace/repair damaged masonry as necessary
- Repair/replace wood trim as necessary
- Replace missing windows

Paul Morano, Menkiti Group, and Raymond Simoncini, Raymond James Restoration, appeared on behalf of the application.

Mr. Morano stated that they'd like to remove the existing metal and composite panels and support structures from the façade, and remove and rebuild the storefront. Old windows on the second floor will be replaced over and missing ones will be installed.

Mr. Simoncini stated that overall the masonry is in great condition. Regarding the impact of removing the support attachments, he stated that they weren't installed very well and don't appear to have caused much damage. Other decorative masonry elements will be restored. EK Restoration Cleaner will be used to remove the paint and then the whole building will be power washed.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed demolition of the historic building located at 401 & 403 Grove Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.

Exhibit A: Building Demolition Delay Waiver Application dated July 6, 2018 and received July 6, 2018.

4. 8-16 Portland Street (aka 66 Franklin Street) – HC-2018-044 (MBL 03-012-002-4)

Petition: Building Demolition Delay Waiver
Petitioner: Worcester Franklin Holdings LLC
Present Use: Commercial buildings
Year Built: c1926 & c1922
Historic Status: MACRIS listed, fka Capitol Building and the Hotel Portland – Hotel Capitol
Petition Purpose:

- Install metal panels on east façade

Ian Fox, Alaris Construction, appeared on behalf of the application.

Mr. Fox stated that they're proposing to clad the exposed exterior wall that used to be part of the Paris Cinema, with an insulated panel system. The panels will cover the entire extent of the exposed wall. Commissioner Conroy asked for confirmation that nothing will be removed. Mr. Fox stated that was accurate, that the panels will be affixed to the wall.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed demolition of the historic building located at 8-16 Portland Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.

Exhibit A: Building Demolition Delay Waiver Application dated July 3, 2018 and received July 10, 2018.

Exhibit B: Metal panel product sheet

5. 25 (aka 19) Quinsigamond Ave – HC-2018-045 (MBL 05-040-22+47)

Petition: Building Demolition Delay Waiver
Petitioner: Eversource Energy Service Company
Present Use: Commercial building
Year Built: c1956
Historic Status: MACRIS listed, fka the Worcester Gas Light Company
Petition Purpose:

- Repair/replace masonry
- Replace windows

John Pietrella, project manager, and Bill Medinger, project architect, appeared on behalf of the application.

Mr. Medinger stated that in 2012 issues with the masonry were identified. Spalling and cracks were allowing water to penetrate so the goal at that time was to get it closed up to prevent further deterioration. Repairs had been deferred and are now necessary in order to fully utilize the building. A structural engineer provided a report and plan for repairs, consisting of replacing damaged bricks and repointing. In addition, they'd like to replace the windows which are currently glass block flanked by casement windows. Mr. Medinger identified energy efficiency, lack of light, and deterioration of the steel sash leading to air and water infiltration, as the main issues. Their proposal is for aluminum frame, divided light windows

Commissioner Conroy asked whether repair had been explored. Mr. Medinger stated that it's not possible, that they fall apart when touched and aren't candidates for repair. Mr. Pietrella stated that they can't currently utilize the space as there's so much air coming through. Also, the lintels are failing, leading to stress on the masonry. Commissioner Theerman expressed concern about the proposed change in window design, that the glass block is what defines it as mid-century. Commissioner Conroy agreed, stating that many buildings from this era are being lost or compromised. Mr. Medinger stated that they had looked into using glass block, but it will still greatly reduce the light and visibility. This is also an issue with the option of tinting the center panes to mimic the current look. Commissioner Long asked if it would be possible to have the new windows made with the grid in the middle with open sidelights, to better match the existing layout. Mr. Medinger replied that yes, this would be doable.

Staff clarified that though the Commission doesn't have purview over what the replacement looks like, they have voiced concern over the importance of the existing windows and have offered ideas of how to retain that aesthetic. If the applicant takes into consideration the Commission's suggestions, that is their choice but it would be appreciated. The applicants stated that they're open to other designs, but reiterated their main priority is addressing the structural issues and making the building usable and efficient.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 3-1 (Commissioner Theerman voting against) that the proposed demolition of the historic building located at 25 Quinsigamond Ave is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.

Exhibit A: Building Demolition Delay Waiver Application dated July 11, 2018 and received July 11, 2018.

6. 50 Franklin Street – HC-2018-046 (MBL 03-013-00016)

Petition: Building Demolition Delay Waiver
Petitioner: Fifty Franklin LLC
Present Use: Commercial building
Year Built: c1912
Historic Status: MACRIS listed, and National Register listed, fka the Bancroft Hotel
Petition Purpose:

- Install handicapped accessible lift

Ian Fox, Alaris Construction, appeared on behalf of the application.

Mr. Fox stated that, as part of making the restaurants in the basement level ADA compliant, a motorized lift will be installed over the exterior staircase to provide access. Commissioner Long asked whether the lift could be removed at a later time without significant impact. Mr. Fox confirmed that was the case. He noted that the doorway will need to be moved back 5 feet into the building, and some masonry repairs will occur.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed demolition of the historic building located at 50 Franklin Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.

Exhibit A: Building Demolition Delay Waiver Application dated July 9, 2018 and received July 11, 2018.

7. 31 Elizabeth Street – HC-2018-047 (MBL 01-028-00102)

Petition: Building Demolition Delay Waiver
Petitioner: Anthony Palacios
Present Use: Condominium building
Year Built: c1893
Historic Status: MACRIS listed, and National Register listed, fka Elizabeth Street Schoolhouse
Petition Purpose:

- Replace windows

No one appeared on behalf of the application.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 4-0 to continue the item to the August 16, 2018 meeting.

Exhibit A: Building Demolition Delay Waiver Application dated July 6, 2018 and received July 11, 2018.

8. 220 Salisbury Street – HC-2018-049 (MBL 20-007-0030A)

Petition: Certificate of Appropriateness
Petitioner: Erjona Mehillaj
Present Use: Single-family residence
Year Built: c1952
Historic Status: MACRIS listed, and located within the Montvale Local Historic District
Petition Purpose:

- Build a storage shed

Taken out of order.

Erjona Mehillaj and Al Dyrmi, owners, appeared on behalf of the application.

Ms. Mehillaj stated that they currently have a plastic shed on the southeast corner of their property and would like to replace it with a 12’x18’ pre-built wooden shed set on a concrete slab. The siding will be vinyl with shutters to match the house colors. They stated that this will help clean up the yard and organize tools and other belongings.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed change, consisting of the installation of a pre-built shed with siding and shutters to match the residence, is appropriate to the Montvale Local Historic District, and approved the Certificate of Appropriateness.

Exhibit A: Building Demolition Delay Waiver Application undated and received July 11, 2018.

9. 60 Salisbury Street – HC-2018-051 (MBL CO-NDO-00010)

Petition: Building Demolition Delay Waiver
Petitioner: Massachusetts College of Pharmacy and Health Sciences
Present Use: Condominium building
Year Built: c1889
Historic Status: MACRIS listed, and National Register listed, fka North High School
Petition Purpose:

- Repair/reconstruct masonry elements
- Replace cast-stone balustrades
- Repair/reconstruct entry steps
- Replace select bricks and lintels, repoint as needed

Taken out of order.

Deborah O'Malley, MCPHS, appeared on behalf of the application. Alan Westman, KSID Architects, arrived later.

While waiting for Mr. Westman to arrive, staff assisted Ms. O'Malley in reviewing the scope of work as it had previously been described by Mr. Westman. The front steps, which are crumbling in areas, will be replaced in-kind and finished with quartz aggregate. The stone balustrades above the entrance are also failing; those will be removed and replaced with replica pieces made of lightweight composite material. In this area, water infiltration has led to deterioration and falling pieces of concrete. Additionally, bricks will be replaced as needed due to damage or access for installing new window lintels, and mortar will be repointed throughout as needed.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed demolition of the historic building located at 60 Salisbury Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.

Exhibit A: Building Demolition Delay Waiver Application dated June 13, 2018 and received July 13, 2018.

10. 305 (aka 257, 297 and 303) Belmont Street – HC-2018-048 (MBL 57-004-0000B)

Petition: Building Demolition Delay Waiver
Petitioner: The Worcester Business Development Corporation
Present Use: Commercial buildings (vacant)
Year Built: Community Health Link, built in 1977; Building B, built c1975; and BNRI Building, built in 2000
Historic Status: MACRIS listed, located within the Worcester State Hospital National Register District
Petition Purpose:

- Demolish the three buildings

Roberta Brien, WBDC, appeared on behalf of the application.

Staff noted that this case is similar to the review of the Bryan Building demolition a few weeks earlier in that the buildings fall under the Demolition Delay Ordinance because they are located within the boundaries of a National Register Historic District. None were individually noted as being historic or were listed as contributing to the district.

Ms. Brien stated that the buildings are being demolished as part of a plan to redeveloped the entire property as a biomanufacturing campus. At one time everything was part of the Worcester State Hospital's mental health facility. She stated that though these are in better shape than the Bryan Building they don't lend themselves to redevelopment.

Commissioner Conroy expressed interest in the Community Health Link building as being a fine example of 1970s architecture, and was concerned about the rapid loss of buildings from that period that are not yet considered historic. Commissioners Conroy and Kurtz observed that it reminded them of their elementary schools.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 3-1 (Commissioner Conroy voting against) that the proposed demolition of the historic buildings located at 305 Belmont Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.

Exhibit A: Building Demolition Delay Waiver Application dated July 10, 2018 and received July 11, 2018.

11. 85 Granite Street – HC-2018-050 (MBL CO-NDO-02051)

Petition: Building Demolition Delay Waiver
Petitioner: Min Jiang, Catherine Manning & George Dargan, and Francisca Goldsmith
Present Use: Condominium building
Year Built: c1918
Historic Status: MACRIS listed
Petition Purpose:

- Replace the front porches

No one appeared on behalf of the application.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 4-0 to continue the item to the August 16, 2018 meeting.

Exhibit A: Building Demolition Delay Waiver Application undated and received July 13, 2018.

Communications

- a. Communication from FCC re: Receipt of Section 106 filing for Saint Peters Roman Catholic Church, 931 Main Street – dated July 4, 2018 and received July 11, 2018.

No comment

- b. *Request for updated Letters of Support from Epsilon Associates re: Tax credit applications for:
 - Matheson Apartments (T. J. Barrett Apartment, 37 Wellington Ave.; W. E. Hall Apartment, 45 Wellington Ave.; The Florence, 49 Wellington Ave.; The Windsor, 720 Main Street; The Kensington, 87 Murray Ave.; and the Buckingham, 91 Murray Ave)
 - Abby's House, 52 High Street
 - Central Building 322-332 Main Street– dated and received July 24, 2018.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 4-0 to provide updated letters of support for Matheson Apartments (T. J. Barrett Apartment, 37 Wellington Ave.; W. E. Hall Apartment, 45 Wellington Ave.; The Florence, 49 Wellington Ave.; The Windsor, 720 Main Street; The Kensington, 87 Murray Ave.; and the Buckingham, 91 Murray Ave), Abby's House, 52 High Street, and Central Building 322-332 Main Street.

- c. *Request for updated Letter of Support from Epsilon Associates re: Tax credit application for 80 Pleasant Street – dated and received July 24, 2018.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 4-0 to provide an updated letter of support for 80 Pleasant Street.

Other Business

I. Worcester Preservation Awards

Staff requested suggestions of how to get the word out about the Preservation Awards. Ideas included circulating the nomination form with CMRPC, American Antiquarian Society, neighborhood Facebook pages, and the Hammond Heights neighborhood group.

Adjournment

Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 4-0 to adjourn the meeting at 7:20p.m.